

1 **COLT B. DODRILL, ESQ.**
2 **Nevada Bar No. 9000**
3 **WOLFE & WYMAN LLP**
4 **6757 Spencer Street**
5 **Las Vegas, NV 89119**
6 **Tel: (702) 476-0100**
7 **Fax: (702) 476-0101**
8 **cbdodrill@wolfewyman.com**

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11 **Attorneys for Plaintiff**
12 **GREEN TREE SERVICING LLC, now**
13 **known as Ditech Financial LLC**

14 **UNITED STATES DISTRICT COURT**

15 **DISTRICT OF NEVADA**

16
17 **GREEN TREE SERVICING, LLC,**
18 **Plaintiff,**

19 **v.**

20
21 **LVDG, LLC SERIES 116; MESA**
22 **HOMEOWNERS ASSOCIATION; DOES 1**
23 **through 10, inclusive; ROES Business Entities**
24 **1 through 10, inclusive; and all others who**
25 **claim interest in the subject property located at**
26 **6042 Alachua Street, Henderson, Nevada**
27 **89011,**

28 **Defendants.**

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CASE NO. 2:15-cv-00028-RFB-CWH

**STIPULATION AND ORDER
QUIETING TITLE AND CONFIRMING
EXISTENCE AND VALIDITY OF
DEED OF TRUST**

20 The parties, by and through their undersigned counsel, stipulate as follows:

21 The July 17, 2013 HOA sale of certain real property located at 6042 Alachua Street,
22 Henderson, Nevada 89011-5007 (“Subject Property”) was valid and conveyed title to
23 Defendant LVDG, LLC SERIES 116 subject to the Deed of Trust recorded on November 22,
24 2006, in the official records of the Clark County Recorder as Book and Instrument
25 No. 20061122-0002600;

26 Title to the property located at 6042 Alachua Street, Henderson, Nevada 89011-5007
27 is hereby quieted such that the Deed of Trust recorded in the official records of the Clark
28 County Recorder office on November 22, 2006, as Book and Instrument No. 20061122-

1 0002600 continues to encumber the property as a valid lien;

2 That this action shall be dismissed with prejudice in its entirety, including all
3 remaining claims, each party to bear its own costs and attorney's fees;

4 The Lis Pendens recorded in the official records of the Clark County Recorder on
5 January 9, 2015, as book and instrument No. 20150109-0001949 shall be expunged; and

6 A copy of this order may be recorded in the official records of the Clark County
7 Recorder.

8 **IT IS SO STIPULATED**

9 **DATED: June 28, 2019**

10 **WOLFE & WYMAN LLP**

12 By: /s/ Colt B. Dodrill
13 COLT B. DODRILL, ESQ.
14 Nevada Bar No. 9000
15 6757 Spencer Street
16 Las Vegas, NV 89119
17 *Attorneys for Plaintiff,*
18 *Green Tree Servicing LLC, now known*
19 *as Ditech Financial LLC*

20 **DATED: June 28, 2019**

21 **ROGER P. CROTEAU & ASSOCIATES,**
22 **LTD.**

23 By: /s/ Timothy E. Rhoda
24 ROGER P. CROTEAU, ESQ.
25 Nevada Bar No. 4958
26 TIMOTHY E. RHODA, ESQ.
27 Nevada Bar No. 7878
28 9120 West Post Road, Suite 100
Las Vegas, Nevada 89148
Attorneys for Defendant
LVDG, LLC Series 116

9 **DATED: June 28, 2019**

10 **LEACH | KERN | GRUCHOW |**
11 **ANDERSON | SONG**

12 By: /s/ J. Tyler King
13 SEAN L. ANDERSON
14 Nevada Bar No. 7259
15 J. TYLER KING, ESQ.
16 Nevada Bar No. 14895
17 2525 Box Canyon Drive
18 Las Vegas, Nevada 89128
19 *Attorney for Defendant,*
20 *Mesa Homeowners' Association*

1 IT IS SO ORDERED. The Clerk of the Court is instructed to close this case.
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3 Dated: July 1, 2019.



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RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE



CERTIFICATE OF SERVICE

On June 28, 2019, I served **STIPULATION AND ORDER QUIETING TITLE AND DISMISSING WITH PREJUDICE** by the following means to the persons as listed below:

X a. ECF System (you must attach the "Notice of Electronic Filing", or list all persons and addresses and attach additional paper if necessary):

Roger P. Croteau, Esq. croteaulaw@croteaulaw.com, trhoda@croteaulaw.com

Timothy Rhoda croteaulaw@croteaulaw.com, receptionist@croteaulaw.com

Sean L. Anderson sanderson@lkglawfirm.com, pgutierrez@lkglawfirm.com

John Tyler King tking@lkglawfirm.com

_____ b. United States Mail, postage fully pre-paid (List persons and addresses. Attach additional paper if necessary):

By: /s/ Beverley Tomlin-Hill

Beverley Tomlin-Hill

An employee of Wolfe & Wyman LLP